

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 6, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval/Disapproval of the minutes for the May 16, 2023 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Daniela V. Morales, on behalf of Getsemani Voluntad de Dios, for a Conditional Use Permit, for one year, for an institutional use (church), at Lot 1 Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 220 South 16th Street. **(CUP2023-0057)**
2. Request of Tony Garza on behalf of Jaime Gonzalez for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a guest house at Lot 9 Block 2, Maple Addition Subdivision, Hidalgo County, Texas; 700 Laurel Avenue. **(CUP2023-0061)**
3. Request of Ramiro Armendavis, for a Conditional Use Permit, and adoption of an ordinance, for one year, for a Bar (Bourbon Street) at Lot 1, Palm Manor Subdivision, Hidalgo County, Texas; 4800 North 10th Street, Suite A **(CUP2023-0059)**.
4. Request of Joe Hernandez (SLR Building Contractors LLC) on behalf of Cavazos Elementary School, for a Conditional Use Permit, for one year, for an Institutional Use (gym addition) at Lot 1, Southwest Elementary School Subdivision, Hidalgo County, Texas; 1501 Freddy Gonzalez Drive. **(CUP2023-0060)**

b) REZONING:

1. Rezone from I-1 (light industrial) District to I-2 (heavy industrial) District: 73.58 acres out of Lot 6 & Lot 5, Block 3, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 4101 Idela Avenue. **(REZ2023-0022)**

2. Rezone from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District: the north 74.00 feet of the south 230.75 feet of the west 184.10 feet of Lot 16, and the south 156.75 of the west 184.10 feet of Lot 16, Stewart's Addition, Hidalgo County, Texas; 808 Houston Avenue. **(REZ2023-0023)**
3. Rezone from R-1 (single-family residential) District to R-3T (multi-family townhouse residential) District: Lots 1, 2, 3, and 4, MFTWS LLC Subdivision, Hidalgo County, Texas; 501 East Yuma Avenue, 417 East Yuma Avenue, 409 East Yuma Avenue, 401 East Yuma Avenue. **(REZ2023-0020)**
4. Rezone from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District: An 8.11 acre tract out of Lot 9, E.M. Card Survey No.1, Hidalgo County, Texas; 9228 North Bicentennial Boulevard. **(REZ2023-0021)**

3) SITE PLAN:

- a) Site plan approval for Lot 1A, TOYS-R-US Lot 1A Subdivision, Hidalgo County, Texas; 1101 Expressway 83. **(SPR2022-0061)**

4) CONSENT:

- a) Silver Oak Subdivision, 9229 North Bicentennial Boulevard, RD Silver Oak, LLC **(SUB 2023-0049) (FINAL) JHE**
- b) Sister's Subdivision, 12200 Mile 7 Road, Sansire Silva & Patty Cash **(SUB2023-0038) (FINAL) SEA**
- c) Arellano Subdivision, 6416 South 11th Street, Eva Yolanda Castillo Ibarra **(SUB2023-0050) (FINAL) SEA**
- d) Mikada Subdivision, 5000 Pecan Boulevard, Mikada, LLC **(SUB2023-0042) (FINAL) JHE**

5) SUBDIVISIONS:

- a) Felix Subdivision, 3024 South 1st Street, Patricia Salazar **(SUB2022-0120) (REVISED PRELIMINARY) SEA**
- b) Casa Corsica Subdivision, 3700 North Ware Road, Graco Real Estate **(SUB2023-0048) (PRELIMINARY) KH**
- c) Plaza Las Fuentes Fortis Subdivision, 5800 North 10th Street, Fortis Land Holdings, LLC and El Pistalon, LLP **(SUB2022-0093) (REVISED PRELIMINARY) RDE**
- d) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development, LLC **(SUB2023-0040) (FINAL) MAS**

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, June 6, 2023

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 2nd day of June 2023 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 2nd day of June 2023

Jessica Cavazos, Administrative Supervisor